147.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,800 / 755,800
					USE VALUE:	755,800 / 755,800
					ASSESSED:	755,800 / 755,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOGBI GEORGE
Owner 2:	
Owner 3:	
Street 1:	33 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZOGBI GEORGE -
Owner 2:	MARDULA REBECCA -
Street 1:	33 PURITAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,705 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5705.000	282,900		472,900	755,800
Total Card	0.131	282,900		472,900	755,800
Total Parcel	0.131	282,900		472,900	755,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.86 | /Parcel: 524.8

Legal Description

User Acct 96586

GIS Ref

GIS Ref

Insp Date 04/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 147.0-0002-0003.0

!11488!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,000	0	5,705.	472,900	755,900	755,900	Year End Roll	12/18/2019
2019	101	FV	228,500	0	5,705.	443,400	671,900	671,900	Year End Roll	1/3/2019
2018	101	FV	235,600	0	5,705.	366,500	602,100	602,100	Year End Roll	12/20/2017
2017	101	FV	235,600	0	5,705.	337,000	572,600	572,600	Year End Roll	1/3/2017
2016	101	FV	235,600	0	5,705.	307,400	543,000	543,000	Year End	1/4/2016
2015	101	FV	223,100	0	5,705.	301,500	524,600	524,600	Year End Roll	12/11/2014
2014	101	FV	223,100	0	5,705.	280,200	503,300	503,300	Year End Roll	12/16/2013
2013	101	FV	223,100	0	5,705.	266,600	489,700	489,700		12/13/2012

PRINT

Date	Time
12/11/20	01:39:16

LAST REV

Date	Time
05/14/18	11:17:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11488

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZOGBI GEORGE,	58325-402		1/23/2012	Convenience	1	No	No		
CLEMENTS WILLIA	45317-46		6/2/2005		564,000	No	No		
CLEMENTS WILLIA	22606-496		11/12/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2002	701	Siding	14,800	C				
9/14/1994	473	Wood Dec	2,000					REPLACE-EXTEND WDK
11/19/1992	610		18,640					REMODEL KIT+STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	CC	Chris C
3/21/2009	Meas/Inspect	336	PATRIOT
2/4/2009	Measured	372	PATRIOT
2/6/2003	External Ins	PM	Peter M
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96586
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5705		Sq. Ft.	Site		0	80.	1.04	9									472,922						472,900	

Total AC/HA: 0.13097 | Total SF/SM: 5705 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 472,922 | Spl Credit | Total: 472,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384352
Depreciation:	101469
Depreciated Total:	282883

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

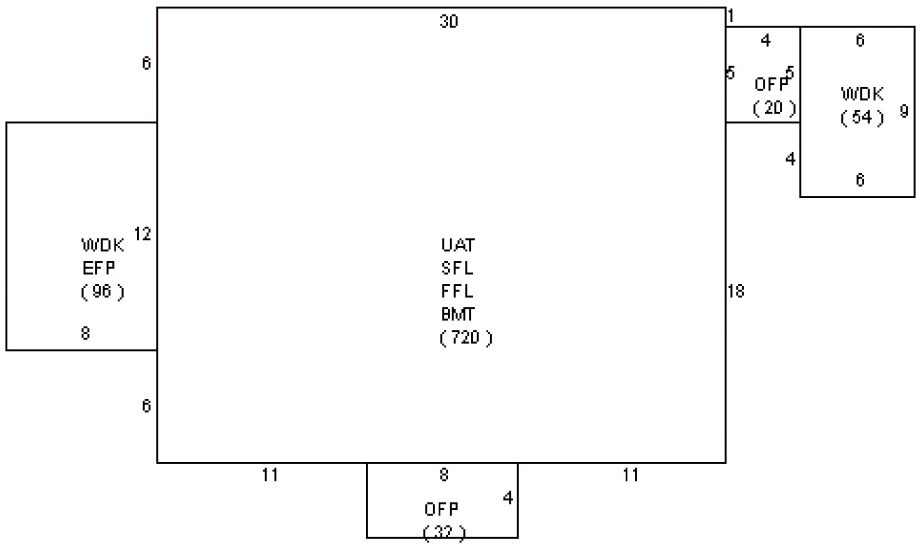
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	107.24
Final Total:	282900	Val/Su SzAd	196.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	49.610	35,721
FFL	First Floor	720	165.380	119,070
SFL	Second Floor	720	165.380	119,070
UAT	Upper Attic	180	66.150	11,907
WDK	Deck	150	12.410	1,862
EFP	Enclos Porch	96	54.470	5,229
OFP	Open Porch	52	43.120	2,242
	Net Sketched Area:	2,638	Total:	295,101
Size Ad	1440	Gross Are	3178	FinArea 1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

147.0-0002-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	